

Submitted: April 20, 2006
Approved:

**CITY OF ROCKVILLE
HISTORIC DISTRICT COMMISSION
MINUTES**

Thursday, March 16, 2006
Meeting No. 3-2006
Rockville City Hall

Internet information: www.rockvillemd.gov/government/commissions/hdc/2005/hdcagenda.html

PRESENT

Max van Balgooy, Chair
Con Hitchcock
Craig Moloney Anita Neal Powell

Absent: Andrea Hartranft

Staff present: Judy Christensen, Cindy Kebba and Robin Ziek, Preservation Planners

I. WORKSESSION: The worksession included an agenda review and update.

The business meeting was convened at 7:35 P.M. Chairman van Balgooy opened the meeting and introduced the Commissioners and staff. He noted that Commissioner Hartranft was absent.

II. COMMITTEE / ORGANIZATION REPORTS

A. Peerless Rockville – Executive Director, Eileen McGuckian, thanked Commissioner van Balgooy for presenting a slave warrant dated 1854 to Peerless. The document is to be featured in the Underground Railroad tour scheduled for April 15 and will be displayed at Peerless Rockville's office in the Red Brick Courthouse. On March 8, Dr. Terry Lachin presented a talk entitled "The Good, the Bad, and the Ugly" which focused on Rockville's architecture from the early 1950s – 1970s. The talk was well attended and well received. Preservation staff asked that Dr. Lachin repeat the talk for City planning staff and that it be videotaped for the Rockville Channel so that it may be enjoyed by a larger audience. Peerless Rockville will begin a retreat this weekend to set goals and action plans for the 2006 – 2010 period. For more information on projects and activities see: www.peerlessrockville.org.

B. Lincoln Park Historical Foundation – President Anita Powell reported. The LPHF participated in a panel discussion with the Maryland National Capital Park and Planning Commission on February 17. On February 18th, it co-sponsored the Lincoln Park Neighborhood Plan and Conservation Plan Community Forum; Ms. Powell gave a talk on local African Americans in Montgomery County on February 19th at the King Farm Community Room; LPHF co-sponsored "A Gospel Ride to Freedom" on February 25 at Mt. Calvary Baptist Church; Ms. Powell attended the Grand Opening of the Banneker Douglas Museum in Annapolis on February 27; Ms. Powell attended NAACP health summit in Baltimore, and provided research on Uncle Tom's Cabin for testimony presented by NAACP to the MD. Governor, and attended the unveiling of the Harriett Tubman

Underground RR map at Blair Mansion. Ms. Powell will be inducted to the Montgomery County Human Rights Hall of Fame on 3/19. For more information see: www.aapc-md.org.

C. Comments- Historic District Commissioners/ Staff Historic District Commission:

Commissioner van Balgooy noted that there are several upcoming meetings that will be of interest to the commission. The State Highway Administration will hold a focus group to consider alternatives for road construction at MD 28 and First Street on April 18.

Transportation Planner Katherine Kelly is the City staff representative. Commissioner van Balgooy volunteered for the HDC slot and Commissioner Powell volunteered if there are additional slots available for HDC participation.

An HDC worksession with the Mayor and Council is scheduled for the evening of April 10. The agenda sheet has been submitted to the City Clerk. The HDC agreed to discuss topics and preparation via email.

A retreat for the HDC and staff was discussed. Planner Christensen said that it has been six months since the HDC began holding televised meetings and that it is time to evaluate the process and work toward improving it. She suggested the cottage at Glenview Mansion as a potential location. A Saturday morning (3-4 hours in duration) would probably work best given the number of upcoming evening meetings. Staff has been advised that it can engage a facilitator for the retreat.

Commissioners van Balgooy and Moloney thought a Saturday in May would work best for their schedules. Commissioner van Balgooy said that the National Trust recently published a self-assessment tool for historic district commissions and that it might be useful for this meeting.

Commissioner van Balgooy said that the May HDC meeting conflicts with the Maryland preservation conference and he suggested changing the HDC meeting date to May 25. The rest of the commission and staff agreed.

Commissioner van Balgooy said that City staff will present an update on proposed changes to the zoning ordinance for boards and commissions at 7:00 p.m. on March 23. He and Commissioner Powell expect to attend and others will attend if schedules allow.

Commissioner van Balgooy said that his meeting with Mayor Giammo had been rescheduled for Monday afternoon, March 20.

Planner Judy Christensen reported that three Rockville staff publications will be receiving awards at the Maryland preservation conference on May 18. These include the Rockville Cemetery Guidelines, Chestnut Lodge Design Guidelines and the Technical Guides for Exterior Alterations.

Planner Kebba provided an update on the historic plaques that are being installed at designated properties in the City. She showed an example of the bronze plaque that is customized for each property with the date of construction and she said that 68 plaques (more than half) have been installed to date. She asked historic property owners to send in the installation permission slips as soon as possible so that they can be put on the schedule. She also asked anyone who owns a historic property who did not receive a permission letter or who has any questions to please contact the historic preservation office.

III. CERTIFICATES OF APPROVAL

A. HDC2006-00310B

Applicants: Robert & Barbara Craig

Address: 16 Thomas Street

Request: Revisions to March 2005 HDC approval for additions and alterations

Planner Judy Christensen said that the Craigs have an approved plan for a rear and side addition but have reconsidered and would like to simplify the project. They received suggestions at a courtesy review at the February 16th HDC meeting and have responded and followed the HDC's guidance. The staff report for the commission showed existing conditions, approved plans, and proposed revised elevations. Ms Christensen reviewed the changes to each façade using a photo of the existing conditions and the proposed façade. She noted that some facades were changed after the submission date of March 7 and such changes were noted on the drawings. The windows are either 2/2 or 4/4 for the short windows above the kitchen counters and in the bathroom. The exterior doors are single light French doors, paired or used singly.

Applicant Barbara Craig said she had completed drawings showing all changes plus a floor plan. There were some changed locations for windows in the kitchen area on the lower south portion of the rear and the gabled rear extension was lengthened by two feet to provide a rear entry porch area for the kitchen. She distributed the plans and explained the plans and alterations to the approved plan. The HDC did not have issues with the plans as amended, but found errors in the floor plan and said the plans lacked the details necessary for a final approval, such as materials for the roof deck, porch ceiling materials, railings, and such. The applicant strongly requested an approval of the basic plan of the additions so she could begin work on the final plans. After discussion and consultation with staff, which said that approval had previously been done in two stages, concept and final, it was determined that the applicant would receive a concept approval and return with detailed plans showing construction details necessary to receive a building permit, and indicating the materials to be used.

MOTION: Finding that the proposed addition is compatible with the existing house in terms of the roofline and massing, and that the new work is primarily to the rear of the existing house, Commissioner Hitchcock moved approval of HDC2004-00310B for alterations to an approved plan to reconfigure the addition at the rear of the present house, remove porches on the north elevation, and add a tower feature on the south elevation. This approval is based on compliance with the adopted City of Rockville Technical Brief # 4, *New Additions*, and Secretary of Interior Standards # 9 and 10: with the following condition(s):

1. The Applicant shall submit a corrected floor plan
2. The Applicant shall submit a full set of detailed plans as required for building permit
3. The HDC will review detailed plans for approval or denial at a future meeting.

The motion was seconded by Commissioner Powell.

VOTE: 4-0

**IV. APPLICATIONS FOR MONTGOMERY COUNTY HISTORIC PRESERVATION
TAX CREDIT**

A. HDC2006-00348

Applicant: Jacob Lenihan
Address: 309 Potomac Street
Request: Tax credit eligibility determination

B. HDC2006-00349

Applicant: Sandie Deighton
Address: 402 W. Montgomery Avenue
Request: Tax credit eligibility determination

Planner Kebba stated that both tax credit applications are eligible for the Montgomery County tax credit.

MOTION: Finding Tax Credit Applications HDC2006-00348 and HDC2006-00349 eligible for Montgomery County Preservation Tax Credits as recommended by staff, Commissioner Moloney moved that both applications be forwarded to the Montgomery County Department of Finance for processing. The motion was seconded by Commissioner Hitchcock.

VOTE: 4-0

**V. EVALUATION FOR HISTORICAL, ARCHITECTURAL OR CULTURAL
SIGNIFICANCE FOR KING FARM PARK**

Planner Robin Ziek said that the nomination of the King Farm Farmstead for historic designation was co-sponsored by the King Farm Civic Association and Peerless Rockville. She noted that the Civic Association was now defunct and many of its functions were now under the King Farm Homeowners Association (HOA.) The HOA President did not express support or opposition, but said the item would have to be considered at a board meeting before an official response could be given.

She showed an aerial photograph of the Farmstead Park and noted that while not all of the buildings are extant, the approximately 8-acre property presents a very good collection of farm buildings with the farmhouse, and it is in a prominent location and visible from Rt. 355. Ms. Ziek showed pictures of the Dairy Barn, the farmhouse, and the other buildings and noted that all of the other farm buildings, including two accessory houses, are organized along a farm lane. She said that the nomination includes all of the standing buildings on the site, which together create a very good representation of the local 20th century dairy industry.

As for the history, she noted that the farm has a history that goes back to the Revolutionary War era and was in the Graff family for over a hundred years as a subsistence farm. It also illustrates a range of ethnic backgrounds of people settling in Montgomery County (Germany, an enslaved man from Guinea, and an indentured servant from Ireland) who all contributed to the prosperity of this farm through the years. W. Lawson King purchased it in 1925 and he or his heirs owned it for most of the 20th Century. He was a businessman who was a key contributor to elevating dairying to an industry in Montgomery County, and then raised champion cattle.

Suzanne Fisher, representing Peerless Rockville, testified in favor of the designation.

There were no other comments for or against the proposal. The HDC appreciated the staff research, and Commissioner van Balgooy asked for further clarification on several points, including: dates of specific buildings, more information about Worker residence #8 (converted horse barn) [was this a 19th c. carriage house built by the Graffs?], add in descriptions of walls and floors, add in description of landscape, significant trees, views, and relation of buildings to the landscape, add more details about the hay-drying shed operation.

MOTION: Commissioner Powell presented a motion to recommend this property [Parcels A and CX] for designation as a historic district to the Mayor and Council and Planning Board. Commissioner Moloney seconded it.

VOTE: 4-0

VI. COURTESY REVIEW

Applicant: John DuFief
Address: 25-33 Wood Lane
Request: Replace all existing windows in non-contributing resources

Planner Ziek said that the owner wished to replace the windows in this 1970s office park, citing peeling paint and low energy efficiency as reasons for the request. She noted that the buildings are a good collection of revival-style building, with fine detailing that were carefully designed to be compatible with the surrounding historic residences and offices. While acknowledging that new construction was to be treated with leniency in architectural design review, she questioned the necessity for complete replacement, noting that these arguments were often used to request window replacements for historic buildings as well. She also noted that vinyl railings had replaced the original wood railings at some time without a permit and this should be retroactively addressed by the Commission.

Owner John DuFief stated that particular circumstances led him to request the window replacement, which will be very expensive. He noted that the current windows were wood, but not the quality of old growth wood and subject to deterioration. He also noted that no moisture barrier had been used between the brick and the window framing and when it rained, the bricks held moisture and kept the wood window parts moist through capillary action. Current installation procedures installs a Styrofoam barrier to prevent this. He presented an example of the proposed Anderson windows, wood substrate with vinyl clad exterior and a brick mold framing to match the existing. He noted that the windows were from Andersen's best product line and would duplicate the window patterns, either 2/2 or 6/6 as needed. He said he was not aware that a Certificate of Approval was needed to replace the wood railing with vinyl, but he had replaced the deteriorated railing with a "Baltimore" design railing that replicates the original design. He said he may not replace the windows on the frame building that does not have the brick moisture retention problem.

After discussion, the HDC found the proposal reasonable, considering the circumstances, and the non-contributing status of the buildings. They complimented Mr. DuFief both the design and maintenance

of his buildings and asked him to return at the next meeting with both the application for the windows and one for the replacement railing.

The HDC decided to extend the regular 10:00 p.m. adjournment time to complete review of the agenda items.

VII. DISCUSSION/UPDATES:

A. Demolition request for 511 Bickford Avenue (within boundaries of Haiti NR-eligible Historic District

Planner Ziek said that an application to demolish this house had been received. Staff found that it does not meet the criteria for a single site historic district but was bringing it forward to the HDC because it is located in Haiti, which has been found to be National Register eligible. This 1952 house is a representative of the third period of construction in Haiti. Commissioner Powell asked if any information was available on the owners of the property. Planner Ziek said that the community was a generational community and the previous owners included the Martins, and most recently, Johnson family. Although all members of a community are valuable, no evidence was found that a member of the Johnson family had achieved a position of importance or leadership in the community. She pointed to the example of Rosalie Campbell, who had been shown to have achieved this status through her service to the community as a teacher, for her church, and as a civic leader.

The current owner, Mr. Mirali Mirtaghavi, responded to questions from the Commission that he intended to use the four narrow lots to build two houses, probably to sell in the million-dollar range.

The Commission concurred with the staff report that the property did not meet the significance criteria to be eligible for designation as a single site (landmark) site in Rockville.

B. Approval of Technical Guide for Exterior Alterations #16, Accessory Structures to be added to Appendix D of the Historic Resources Master Plan

Planner Kebba reported that the latest draft Technical guide for Exterior Alterations (Accessory Structures) was included in the commissioners' brief books for HDC review in its final format. The commission should send any changes/comments to her by March 24. The Guide will then be forwarded to the Mayor and Council as an amendment to the Historic Resources Management Plan.

VIII. MINUTES: Meeting No. 2-06, February 16, 2006

MOTION: Commissioner Hitchcock approved the minutes of February 16, 2006 as submitted. The motion was seconded by Commissioner Powell.

VOTE: 4-0

IX. ADJOURN: The HDC adjourned at 10:13 p.m.